



**BOTANICA**  
RIVERSIDE RESIDENCES

## SCHEDULE OF FINISHES

### BUILDING – EXTERNAL

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- External walls rendered and painted. Selected metal feature cladding.
- Colorbond Roof Sheeting and Concrete roof finish as specified.
- Powder-coated aluminium framed windows and sliding glass doors.
- Non-slip large format tiles to Private Balcony floors.
- Non-slip tiles to Common Pathways and pool deck.
- Carpet to Lift lobbies.
- All balconies internally drained.
- Generally, powder-coated aluminium balustrade with glass infill panels to balconies.
- Powder-coated aluminium screens to drying balconies.
- Laser cut moveable screens to balconies.
- Texture paint finish to all balcony soffits.

### BUILDING – INTERNAL

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- Flush-set and painted plasterboard ceilings throughout apartments.
- Large format tiles to floors and full height tiling to walls all Ensuites, Powder Room and Laundry.
- Glass splashback to Kitchen.
- Square set plasterboard finish to ceilings throughout.
- Timber skirting and architraves as specified.
- High quality carpet, on underlay, to all Bedrooms and Study.
- Engineered Vinyl Planks or Engineered Timber Floors or Large format tiles to Living & Dining, Kitchen, Entry and Family Room areas.
- Flush panel, solid core entry door to authority requirements, selected paint finish in gloss.
- Generally flush panel hollow core doors internally, selected paint finish in gloss.
- Selected chrome lever handles throughout.

### JOINERY

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- Reconstituted stone bench tops to Kitchen, Ensuites, Laundry and Powder Room as selected.
- Two Pac paint finish and Timber Laminate finish to Kitchen, Ensuites, Laundry & Powder Room cupboards.
- Designer handles to compliment design as selected.
- Laminate finish to Study Desk as selected.
- Frameless Mirrored sliding doors to robes.
- Timber Laminate finish to Bedroom 1 robe interior. White Melamine to other robes and cupboards.
- White Melamine finish to Kitchen Pantry shelves.

### APPLIANCES

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- Miele H6260 BP Pyrolytic Oven, Stainless Steel finish (or equivalent).
- Miele DGM6401 Combination Steam Oven with Microwave, Stainless Steel finish (or equivalent).
- Miele KM6366-1 Induction Cooktop. Stainless Steel finish (or equivalent).
- Miele CVA6401 Integrated Coffee Machine. Stainless Steel (or equivalent).
- Miele ESW6229X Built in Gourmet drawer. Stainless Steel finish (or equivalent).
- Miele G6620 SCI CLST Semi integrated Dishwasher (or equivalent).
- Miele KFNS 37432 ID Integrated Fridge / Freezer (or equivalent).
- Miele KFNS 37692 IDE Integrated Fridge / Freezer with Ice Maker (or equivalent).
- Miele WKF130 Washing Machine with 8kg Soft Stream drum (or equivalent).
- Miele TCE630WP Heat Pump Clothes Dryer (or equivalent).
- BBQ to Outdoor Kitchen.
- Undercounter glass fronted Fridge to Outdoor Kitchen.



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### SANITARY WARE

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- Close coupled dual flush Vitreous China toilet suites to all Ensuites & Powder Room.
- Vitreous China Vanity basins to all Ensuites and Powder Room.
- Chrome Mixer Tap-ware throughout, 4 star rating minimum.
- Select shower rail sets, Chrome plate finish. Rainshower to Bed 1 Ensuite.
- Double bowl Kitchen Sink, Single bowl Laundry Sink and Outdoor Kitchen Sink, Stainless Steel.
- Select Kitchen Sink mixer, Zip Hydro boil tap, 4 star rating minimum.
- Select Laundry Sink mixer, 4 star rating minimum.
- Select Accessories all Ensuites, Powder Room and Laundry, Chrome plate Finish.
- Frameless Glass shower screens.
- Mirrors to all Ensuites and Powder Room.

### ELECTRICAL / MECHANICAL

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- Selected LED Light Fittings.
- Slimline white light switches and double power points to suit apartment layout.
- Hard wired smoke detectors to authority requirements.
- Fully ducted air conditioning system.
- Mechanical ventilation to Powder Room.
- High-speed Broadband connection throughout.

### DATA AND COMMUNICATIONS

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- Television points to Living, Family and all Bedrooms.
- Provision provided for Pay Television.
- NBN enabled internet connection.

### SECURITY

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- Intercom security at Building Entry Gate & Lobby.
- Intercom Handset in all apartments located in living area.
- Electronic fob access to allocated fully secure resident's basement car parking areas, building entry points.
- Garage Door to double car garage and storage allocated area within basement with remote control.
- Each garage enclosure to be enclosed with chain wire mesh.

### GENERAL

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- Mail Boxes: 1 key locked mailbox per apartment.
- Clothes line to Drying balcony.